



January 28, 2026

- (1) Applicant Identification** Town of Jerome  
600 Clark Street  
P.O. Box 335  
Jerome, AZ 86331
- (2) Website URL** <https://jerome.az.gov/>
- (3) Funding Requested**  
a. Grant Type: Multipurpose  
b. Federal Funds Requested: \$1,000,000
- (4) Location** Jerome, Yavapai County, Arizona
- (5) Target Area(s) and Priority Site Information**  
**Target Area:**
- Geographic boundary of Jerome, Arizona
- Priority Sites:**
- Jerome Hotel: 500-502 Main Street
  - Town Hall: 600 Clark Street
- Map:** See attached.
- (6) Contacts**  
a. Project Director William Blodgett  
600 Clark Street  
P.O. Box 335  
Jerome, AZ 86331  
(760) 574-3312  
[W.Blodgett@jerome.az.gov](mailto:W.Blodgett@jerome.az.gov)
- b. Chief Executive/Highest Ranking Elected Official Brett Klein  
600 Clark Street  
P.O. Box 335  
Jerome, AZ 86331  
(928) 634-7943  
[b.klein@jerome.az.gov](mailto:b.klein@jerome.az.gov)
- (7) Population** 464 (2020 US Census)
- (8) Other Factors** See below

Other Factors	Page #
Community population is 15,000 or less.	1, 5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities as described in Section 3.A.(2), for priority sites within the target areas.	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	

**(9) Letter from the State Environmental Authority**

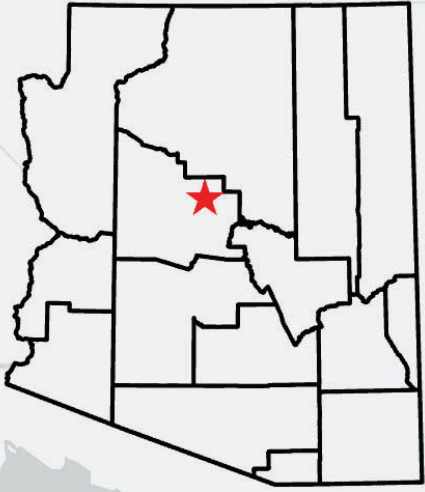
A letter of acknowledgement from the Arizona Department of Environmental Quality is attached.

**(10) Releasing Copies of Applications**

Not Applicable

# Grant Implementation Area

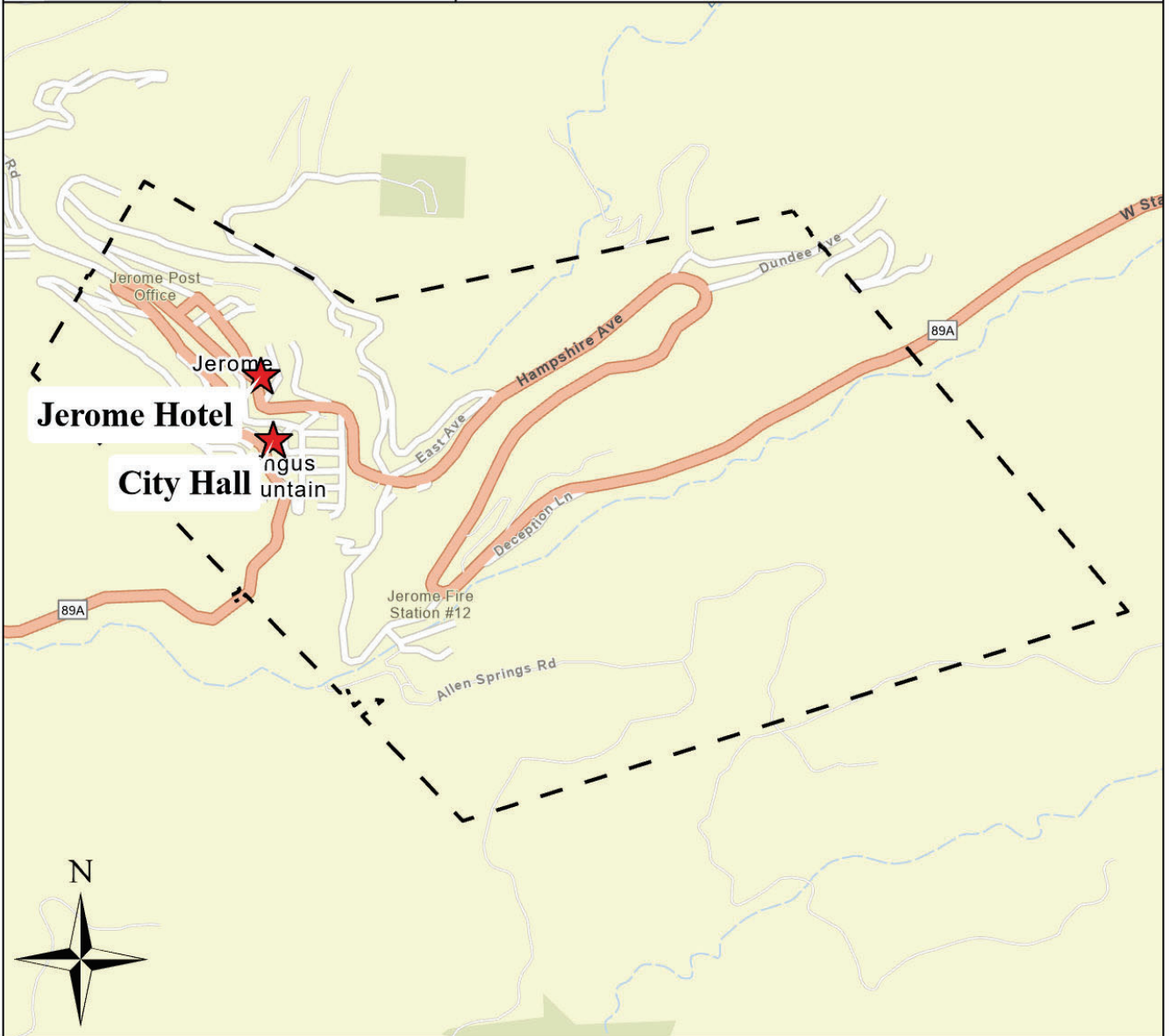
*Jerome, Arizona*



## Legend

★ Priority Sites

▭ Target Area





Katie Hobbs  
Governor

ARIZONA DEPARTMENT  
OF  
ENVIRONMENTAL QUALITY



Karen Peters  
Deputy Director

December 15, 2025

Brett Klein  
Town of Jerome  
600 Clark St, 3<sup>rd</sup> Floor, POB 335  
Jerome, AZ 86331

Re: Town of Jerome – Hotel Jerome - Brownfields Multipurpose Grant Support Letter

Dear Mr. Klein,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the Town of Jerome for the Brownfields Multipurpose Grant (FY25) application to the Environmental Protection Agency (EPA) for the Jerome Hotel.

The site has used Brownfields funding in the past and it is understood to get the property to its' full reuse goal the stabilized lead-based paint needs to be removed. This grant will also give the Town of Jerome the opportunity to assess other potential sites.

ADEQ fully supports the Town of Jerome's Brownfields Multipurpose Grant application and is committed to providing ongoing support and partnership to ensure the success of their mission. We look forward to collaborating with the EPA and the Town of Jerome in expanding services and funding opportunities as needed.

Sincerely,

*Travis Barnum*

Travis Barnum, Brownfields Coordinator  
Waste Program Division

**Phoenix Office**

1110 W. Washington St. | Phoenix, AZ 85007  
602-771-2300

**Southern Regional Office**

400 W. Congress St. | Suite 433 | Tucson, AZ 85701  
520-628-6733

azdeq.gov

## **(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **Target Area and Brownfields**

#### *a. Overview of Brownfield Challenges & Description of Target Area:*

The Town of Jerome, (Jerome; pop. 464) is located in Yavapai County (pop. 236,209), just 55 miles southwest of Flagstaff and 100 miles north of Phoenix in central Arizona. Perched 2,000 vertical feet above the Verde Valley, it was once hailed as the “Billion Dollar Copper Camp.” Jerome thrived during the late 19th and early 20th centuries when copper, gold, and silver mining fueled explosive growth. At its peak, Jerome boasted over 15,000 residents and a bustling economy built on ore extraction. Early Jerome residents were a diverse group that included significant populations of Italian and Irish immigrants, alongside others from Europe and Mexico, who established a multicultural, yet often lawless, “Wickedest Town in the West”. Sadly, as high-grade ore deposits dwindled and global copper prices collapsed during the Great Depression, mining became increasingly unprofitable. By the 1950s, large-scale operations ceased entirely, leaving behind a landscape riddled with abandoned mine shafts, tailings piles, and unstable slopes. Buildings and homes were abandoned; however, the people of Jerome are resilient and in 1966 Jerome became an internationally recognized historic landmark community (a National Historic Landmark District). Jerome’s unique geography and architecture as well as its history have made it a popular tourist destination. The town is built on the steep slopes of Cleopatra Hill, featuring buildings on severe, vertical, and terraced levels. Jerome’s history and unique geography combined to make it a hub for artists, historians, and tourists, offering a preserved, authentic look at an Old West mining town.

The Target Area (TA) for this grant is the geographic boundary of Jerome, a compact hillside community spread across 0.79 square miles. Jerome’s economy is now almost entirely tourism-based, drawing visitors with its mining heritage, historic architecture, and “ghost town” character. The cultural vibrancy of Jerome has had unintended consequences. Private residential properties are rapidly purchased by out-of-town buyers as second homes, significantly reducing the availability of housing for local workers. Housing prices have risen well beyond what the local wage structure can support, forcing much of Jerome’s workforce to live in neighboring communities and endure long commutes. In addition, the prevalence of non-primary residences limits local tax revenues, further constraining the Town’s capacity to support essential services and community needs. Jerome faces significant economic constraints: a median household income near \$37,000, a poverty rate approaching 19%, and limited space for workforce housing or business expansion. Many parcels remain underutilized or unsafe due to contamination concerns and ground instability caused by decades of tunneling. Brownfields sites contribute to the economic struggles of Jerome. Most brownfields sites in Jerome are old buildings with limited use due to asbestos and lead. Asbestos and lead-paint debris (from peeling/failing walls) pose an ongoing exposure risk in a high-traffic tourist area and to town employees, making assessment and cleanup a public health imperative. A multipurpose brownfields grant would enable Jerome to assess and remediate these sites and unlock opportunities for sustainable redevelopment, ensuring that the town’s storied past becomes a foundation for a resilient, diversified future.

The Target Areas selected are two high-profile adjacent sites. Remediating these two sites will have a catalytic effect, stabilizing the literal and figurative center of town, encouraging private investment in other vacant or underutilized properties, and protecting the health of tourists and residents. Data from the Jerome Chamber of Commerce and the Arizona Office of Tourism both indicate that tourism is the economic engine of Jerome. The blight is jeopardizing Jerome’s number one industry and increasing health risks in its core.

#### *b. Description of the Priority Brownfield Site(s):*

Jerome (TA) has an inventory of 16 brownfield sites. Most of these are sites are underused historic buildings with likely asbestos and lead-based paint. They are on lots ranging from 0.1 – 0.3 acres in size. The TA includes two historically prominent sites in the Town of Jerome: the former Jerome Hotel and the current Town Hall. Both sites are owned by the Town of Jerome and represent critical opportunities for assessment, cleanup, and reuse to benefit the community.

**Priority Site #1; Former Jerome Hotel (500-502 Main Street)<sup>1</sup>:** A four-story brick building including the basement and partial sub-basement, totaling 22,602 square feet. Originally constructed in 1917, it operated as a hotel during Jerome’s mining boom until closing in the 1930s. The building is constructed on a steep mountain side. The basement opens at ground level on the west. The first floor opens street side on the east. The basement is currently used for storage. The first floor is the only occupied floor and operates as retail space for the Jerome Artists Cooperative Gallery and Mockingbird, while the remainder of the building is vacant. Because the first

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<sup>1</sup> The former Jerome Hotel should not be confused with the operating Grand Hotel. This property was the former United Verde Hospital, and was purchased by the Alther family in 1994, renovated, and opened as a hotel in 1996. The operating Grand Hotel is not the former Jerome Hotel and not the focus of this application.

floor is occupied and operating, the basement, second and third floors were the focus of the ADEQ funded asbestos abatement and lead stabilization. Many of the original doors and finishes were removed when the hotel closed. In 2018, the Town of Jerome received a USDA grant to replace windows at the Jerome Hotel and subsequently undertook additional improvements, including the removal of accumulated bird and bat droppings from the building's upper floors using specialized contractors. Since that time, only minimal upgrades have occurred. A hazardous building materials survey (HBMS) conducted by the ADEQ Brownfields Program identified the extent of asbestos and lead-based paint in the unoccupied basement, second and third floors. ADEQ's Brownfield Program also funded asbestos abatement and lead stabilization, which at the time was considered sufficient for limited use of the building footprint. Jerome has since learned that meaningful use of the building requires substantial reconfiguration to meet modern fire safety, electrical, and plumbing standards. This level of rehabilitation will involve significant interior demolition and wall removal, triggering the need for lead abatement. The basement, second and third floors contain an estimated 14,200 square feet of lead based paint including ceilings, floors and walls. The former Jerome Hotel is occupied solely on the first floor and its remaining spaces have been vacant for several decades.

The former Jerome hotel is centrally located in downtown Jerome, with residential areas behind and commercial businesses and restaurants adjacent. This is the largest vacant building in Jerome suitable for conversion to much-needed workforce housing. Its redevelopment represents a rare and critical opportunity to create workforce housing in a town experiencing acute housing shortages. Reuse of the former Jerome Hotel would directly support workforce housing, strengthen workforce retention, and generate new tax and economic activity for the Town. The Jerome Hotel is prioritized for assessment and cleanup due to its size, central location, and potential for adaptive reuse as workforce housing, a critical need for the community. The presence of lead-based paint and the need for comprehensive abatement are key environmental challenges that must be addressed to enable this reuse.

**Priority Site #2; Jerome Town Hall (600 Clark Street):** A significant historic structure in this famous copper mining town, the Hall, built in the late 1890s, served the booming mining community throughout its history. Its architecture and prominence as a beloved building tell the story of Jerome. The Town Hall appears as a two story structure from street level but extends two more floors down (meaning street level is the 3<sup>rd</sup> floor). This four-story building is typical of the steep hillside construction in Jerome. Jerome Town Hall was built during the mining boom of masonry and heavy timbers to withstand the steep slope of Cleopatra Hill. The 18,712 square foot historic building is situated on a 0.33 acre lot. As Jerome experienced a massive population growth that peaked in the 1920s, the Town Hall was expanded in 1929 to include a fire and police department. Unfortunately, an economic downturn hit Jerome in the early 1930s. As mining jobs disappeared the population declined sharply. Despite the economic "bust" the building is a prominent feature of the historic downtown and is well loved by the community and tourists alike. The first and second floors currently serve as the Town Hall and the third and fourth floors are used primarily for storage. The building is located in a residential area on the south end of downtown.

Due to its age and historical uses, contaminants are presumed to include lead and asbestos, with the potential for additional environmental hazards. Because the first and second Town Hall floors remain in continuous public use and serves as a critical civic facility, it is prioritized for assessment and potential abatement. The third and fourth floors can be used to serve other critical community needs such as a health clinic after assessment and abatement of hazardous building materials. Environmental evaluation and cleanup would support the protection of public health and enable potential adaptive reuse, including the establishment of a community health clinic. Addressing environmental risks at Town Hall would strengthen access to essential services and enhance long-term community resilience.

*c. Identifying Additional Sites:*

Jerome has identified additional sites for potential brownfield activities, including Spook Hall and several historic buildings from our inventory, many of which require assessment before they can be fully utilized. Many downtown buildings support active commercial, and retail uses on the ground floor, while upper floors remain vacant due to concerns about asbestos and lead-based paint. Unfortunately, vacant properties are creating a community nuisance via vandalism, illegal dumping and in some cases being occupied by homeless camping.

Environmental assessment of these properties would remove barriers to reuse and create new opportunities to expand safe, affordable housing within the Town. The Town will use a transparent, community-informed process to identify and prioritize additional sites for eligible activities. In a small community like Jerome, where residents are closely connected, information sharing and public accountability are integral to decision making.

Sites will be evaluated using clear criteria, including location within the downtown area, prior industrial or commercial use, likelihood of contamination, redevelopment potential, and alignment with community priorities such as workforce housing. This approach ensures that the selection of future sites reflects the needs and aspirations of the community and supports long term economic resilience.

### **Revitalization of the Target Area**

#### *d. Overall Plan for Revitalization:*

Jerome coordinates with ADEQ, Northern Arizona Council of Governments (Northern Arizona COG), and private investment/development partners for future business incubation in the TA. Because Jerome does not yet have a comprehensive brownfield revitalization plan, the proposed multipurpose grant will directly enable the creation of an area-wide revitalization strategy for the downtown district, where both the former Jerome Hotel and Town Hall are located. This strategy will guide coordinated assessment, cleanup and redevelopment efforts, strengthen local capacity and support long term economic resilience. Grant-funded activities, including environmental assessments, community engagement, and reuse planning, will produce a coordinated, implementable vision to return these brownfield properties to safe, productive use. A key outcome of the grant will be the development of a reuse plan for the Jerome Hotel, a priority site due to its size, location, and strong potential to address the Town's critical workforce housing needs. Under the proposed reuse concept, the existing ground floor art cooperative will be preserved, while the upper floors will be rehabilitated into residential units, including larger two- to three-bedroom apartments designed to support families that live and work in Jerome.

The revitalization plan will also address the Town Hall, a key brownfield property. The Town will continue government operations on the first and second floors while evaluating adaptive reuse of the currently unused third and fourth floors as a potential health clinic. Northern Arizona Healthcare has expressed interest in establishing a clinic in Jerome and views the Town Hall location as viable due to its central downtown location, available parking, and proximity to other community services. Together, these efforts will establish a cohesive brownfields revitalization framework that aligns with local land-use goals, preserves Jerome's historic character, expands access to essential community services, and supports long-term sustainable economic development.

These proposed revitalization activities directly align with and advance the 2018 Jerome General Plan, which serves as the community's roadmap for future development and reflect the goals, policies, and priorities identified by residents through a citizen-driven planning process. The General Plan emphasizes maintaining Jerome's historic character while supporting thoughtful redevelopment that balances preservation, change, and environmental well-being. It specifically notes that "most growth must be absorbed through infill and redevelopment of urbanized land," making the focused reuse of existing brownfield properties, such as the Jerome Hotel and Town Hall, fully consistent with adopted land-use policy. Addressing the blighted priority sites will support three elements of the 2018 General Plan such as Historic Preservation, Economic Development, and Community Facilities. The cleanup of the Town Hall is a prerequisite for achieving Jerome's Historic Preservation and Economic Development goals.

In addition, one of the Plan's central economic development objectives is to "encourage development of affordable housing," a priority that will be directly advanced through the transformation of the Jerome Hotel into much-needed workforce and family housing. Jerome is identified within the Yavapai County Comprehensive Plan 2023, as a unique community with significant historical and cultural assets. The 2023 Yavapai Plan further touts Jerome as a tourist destination within the county, cites goals supporting viability of Jerome's historic downtown, and emphasizes the need to improve public facilities. The Northern Arizona COG Comprehensive Economic Development Strategy (2020-2025) highlights Jerome as an important Historical and Cultural Center within region's economic assets, calling it the cornerstone of the "Verde Valley Cultural Triangle". By guiding redevelopment toward existing structures in the downtown core and delivering new community services such as a potential health clinic at Town Hall, the proposed brownfields revitalization plan not only adheres to but actively fulfills the Town's long-term vision for sustainable, community-supported growth.

*e. Outcomes and Benefits of Overall Plan for Revitalization:* The overall revitalization plan is expected to generate meaningful economic development for Jerome by converting long-underutilized brownfield properties into productive community assets that strengthen the year-round economy. Infill reuse of the Jerome Hotel as workforce and family housing will support local businesses by increasing the number of residents who live and spend money downtown, helping stabilize the service and tourism sectors that rely on a consistent labor force. Research on local economic multipliers shows that new households generate ongoing local spending that

recirculates through nearby shops, services, and restaurants<sup>2</sup>. The Town Hall reuse, including the potential addition of a rural health clinic, further strengthens economic stability because rural healthcare facilities are recognized as important contributors to local jobs, resident retention, and overall community vitality<sup>3</sup>.

The plan also enhances Jerome’s resilience to extreme weather and natural disasters by directing growth into existing structures and reducing development pressure on steep or hazard-prone land. EPA findings indicate that redevelopment of brownfield sites can reduce impervious surface expansion, which in turn lowers runoff and helps communities better manage stormwater and flood impacts. Reuse in the walkable downtown core also reduces vehicle travel, decreasing emissions and lowering household transportation costs. At the building level, both the former Jerome Hotel and Town Hall will incorporate energy-efficiency improvements, including modern HVAC systems, insulation upgrades, LED lighting, and weatherization measures. Jerome revitalization will provide the opportunity to bring these historic structures current with the Universal Building Code that the Town applies to significant renovations and in the rare occasion of new builds.

Together, these outcomes demonstrate that cleanup and reuse of the Jerome Hotel and Town Hall will increase local spending, strengthen year-round employment, reduce risks associated with extreme weather, and lower long-term energy costs, ensuring that environmental cleanup leads to lasting economic and community resilience benefits for Jerome.

**Strategy for Leveraging Resources**

*f. Resources Needed for Site Reuse:*

At the Jerome Hotel, the Town successfully engaged ADEQ to complete a Phase I ESA and asbestos and lead paint surveys totaling \$15,000. Through ADEQ’s asbestos and lead program, it funded a \$230,000 asbestos abatement and lead stabilization cleanup. In addition to the ADEQ funding, the Town secured USDA funding to replace all the windows. To continue redevelopment progress at the priority sites, the table below lists funding sources the Town is eligible for and plans to seek.

Priority Site	
Jerome Hotel	SHPO funding for \$40,000; Arizona Community Foundation; Community Development Block Grant (CDBG) \$200,000; USDA Rural Development for infrastructure upgrades at the Jerome Hotel, Arizona Department of Housing funding for work-force housing projects.
Town Hall	ADEQ Asbestos & Lead Program funding for abatement, Northern Arizona Healthcare.

*g. Use of Existing Infrastructure:*

Redevelopment of the Jerome Hotel and Town Hall will rely heavily on the reuse of existing historic infrastructure, maximizing sustainability and minimizing disturbance in Jerome’s dense hillside environment. Both buildings already possess core utility connections including water, sewer, electric, and telecommunications service, all of which will be retained and modernized as part of rehabilitation. The Hotel’s structural framework, foundations, and internal circulation systems will be preserved and adapted for residential use, while Town Hall’s existing offices, community spaces, and building systems will continue to support government functions alongside the proposed health clinic.

Despite substantial reuse of existing infrastructure, upgrades will be necessary to meet current building codes, energy-efficiency standards, fire safety requirements, and accessibility guidelines. Anticipated improvements include electrical service upgrades to support efficient HVAC and heat pump systems, plumbing and sewer line updates to accommodate increased residential usage at the Hotel, enhanced fire suppression systems, and modernization of broadband capacity needed for community services and clinic operations. To implement these upgrades, the Town intends to pursue a combination of funding sources, CDBG funds for critical infrastructure improvements, State Historic Preservation Office and federal historic tax credits for rehabilitation of the structures, and potential partnerships with Northern Arizona Healthcare to support clinic-specific improvements within Town Hall. Additional funding may be sought through the USDA Rural Development programs, the Arizona Department of Housing for workforce housing-related infrastructure needs, and federal energy-efficiency incentives to offset the cost of high-efficiency systems. Together, these reused and upgraded systems will support long-term resilience, operational efficiency, and successful redevelopment of both priority sites.

<sup>2</sup> American Independent Business Alliance: The Local Multiplier Effect 2021. <https://amiba.net/wp-content/uploads/2021/02/The-Local-Multiplier-Effect.pdf>

<sup>3</sup> Rural Health Information Hub – Community Vitality and Rural Healthcare. <https://www.ruralhealthinfo.org/topics/community-vitality-and-rural-healthcare>

## **(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **Community Need**

#### *a. The Community's Need for Funding*

Jerome's ability to draw on other funding sources for brownfield assessment, cleanup, planning, or redevelopment is severely limited by its extremely small population of only 464 residents, its lower median household and the structural constraints of a town built into a steep, historic hillside with limited taxable development area. Jerome's annual general fund budget of \$1.2 million funds public safety (police and fire), infrastructure maintenance (streets, water, sewer), and general municipal administration, with significant allocations for special projects like road repairs and wastewater treatment improvements. With such a small population and constrained economic base,

	Jerome	Yavapai County	AZ	US
<b>Total Population</b>	<b>464</b>	236,209	7,151,502	331,449,281
<b>Median Household Income</b>	<b>\$37,031</b>	\$74,788	\$81,486	\$81,604
<i>Data from US Census (Pop: 2020, Income: 2023 ACS 5-year estimates)</i>				

Jerome generates very little local revenue, which restricts the Town's capacity to fund brownfield activities through local budgets, general obligation bonds, or ratepayer-supported infrastructure financing. Jerome's median household income is less than half that of Yavapai County, the state of Arizona and the US. The lower median household income also reduces the Town's competitiveness for state and federal economic development programs that require local matching contributions or demonstration of strong local financial capacity. Additionally, Jerome's built environment limits traditional financing options because of steep slopes, subsidence risks, and the age of core utilities significantly increase project costs relative to the Town's fiscal capacity. The Town's small tax base is further constrained by the high percentage of parcels that are publicly owned or geographically undevelopable due to extreme slopes, leaving few properties that can generate substantial property tax or sales tax revenue to support redevelopment financing. As a result, Jerome lacks the structural, financial, and demographic conditions that many federal and state programs rely on when awarding funding, making EPA brownfields assistance one of the only viable pathways for the Town to advance essential assessment, cleanup, and reuse activities.

#### *b. Health or Welfare of Sensitive Populations*

Jerome is home to several sensitive populations that face heightened health and welfare challenges with disproportionately high poverty rates, aging populations, high rates of disability, and those without health care coverage compared to county, state, and national averages. Jerome's overall poverty rate exceeds 19%, more than double the county's rate. The population is aging with 41% of residents 65 years or older and 30.7% are disabled. Nearly one-third of Jerome's population does not have health care coverage (32.5%) which is three times higher than the County (9.6%) and US (8.2%) rates. These factors indicate a population that is economically vulnerable and less able to absorb health risks associated with environmental contamination.

	Jerome	Yavapai County	AZ	US
<b>% 65 and over</b>	<b>41%</b>	35.7%	19.7%	18.0%
<b>Poverty</b>	<b>19.5%</b>	9.2%	11.7%	12.1%
<b>Disabled population</b>	<b>30.7%</b>	20.4%	14.0%	13.7%
<b>Without health care coverage</b>	<b>32.5%</b>	9.6%	10.3%	8.2%
<i>Source: US Census 2023 ACS 5-year estimates</i>				

Economic hardship and limited access to healthcare exacerbate health disparities. Older adults are particularly susceptible to the effects of hazardous substances commonly found on brownfield sites, such as heavy metals, asbestos, and petroleum contaminants. In communities like Jerome, where resources are already stretched thin, these health risks compound existing challenges. A brownfields grant will provide space for a local health clinic. Currently residents must drive to Cottonwood for the closest health services. At eight miles away, it may not seem far, but the route descends 1,700 feet in elevation, from 5,065 feet to 3,313 feet, along steep winding roads that include two hairpin turns that can be treacherous, particularly in the winter months.

#### *c. Greater Than Normal Incidence of Disease and Adverse Health Conditions*

Due to Jerome's small population, only census tract and county-level data are available to assess disease prevalence and adverse health conditions. According to the CDC PLACES database, the Jerome census tract (04025001902 in Yavapai County) has a cancer rate for adults of 12.7%, higher than the national average of 9.1%, underscoring a disproportionate cancer burden in the community. The Arizona Department of Health Services further breaks this down through its Public Health Tracking system (<https://data.azdhs.gov/data-explorers/epht-explorer>) and shows lung cancer rates in Yavapai County at 48.1/10,000, higher than the Arizona rate at 45.6/100,000.

Asthma rates are elevated at 11.3% compared to the national average of 10.8%. Additionally, COPD rates are higher at 9.6% compared to the national average of 8.1% and heart disease rates are higher at 8.6% compared to 7.5% for the national average.

Environmental factors may contribute to these elevated rates. Asbestos remains a major contaminant of concern at the majority of our brownfield sites due to the age and deterioration of structures. When asbestos-containing materials decay or are disturbed, fibers become airborne, creating a serious inhalation hazard. This grant will enable targeted efforts to identify and mitigate these environmental threats, reducing potential exposure to asbestos, a known carcinogen that also exacerbates respiratory conditions such as asthma. By addressing these hazards, we aim to lower environmental risk factors linked to cancer and respiratory disease, improving long-term health outcomes for Jerome residents.

*d. Economically Impoverished/Disproportionately Impacted Populations*

Jerome faces disproportionate impacts from brownfield and legacy contamination, creating ongoing environmental and health risks for residents. Jerome’s mining past has created environmental legacy issues that the present-day community must manage. Among these is the challenge of elevated arsenic levels in the town’s drinking water. Yavapai County consistently has higher levels of arsenic in its drinking water than the state average. The most recent data available from the Arizona Department of Health identifies an arsenic concentration of six micrograms per liter (µg/L) twice the average state concentration of three µg/L.

There is an ongoing large-scale soil cleanup in Jerome being overseen by ADEQ through its Voluntary Remediation Program. Metals contaminated soils are being removed from residential and commercial properties throughout the Town. Simply living in an area prime for mining means communities deal with other environmental concerns such as high radon levels. Yavapai County has the highest in-building detected radon levels of any county at a value of 103.9 pci/L compared to state average of 22.87. The next closest is Coconino County at 66.0.

This grant will support site assessments, cleanup, and reuse planning of the former Jerome Hotel and the Town Hall to identify and address contaminants such as asbestos and lead. This is necessary to proceed with revitalization of the community at large. Until these environmental hazards are eliminated, the workforce housing cannot be developed within the former Jerome Hotel and the long planned health clinic cannot be developed within the Town Hall. Redevelopment will reduce exposure pathways, improve the environment, and create safer spaces for housing and community use. This directly addresses public health threats linked to historic industrial activity.

**Community Engagement**

*e. Prior/Ongoing Community Involvement*

The Town of Jerome has meaningfully engaged its community throughout efforts to assess and address brownfield sites in the target area, including priority sites such as the Jerome Hotel and Town Hall, by building on its strong culture of civic participation, artistic expression, and historical preservation. Community involvement began early through dedicated meetings with key local organizations, including the Jerome Historical Society, Jerome Chamber of Commerce, and Jerome Preservation Society, to collectively evaluate options for assessment, cleanup, and reuse. These discussions led to the shared decision to pursue an EPA Brownfields Multipurpose Grant as the most feasible path forward given the Town’s limited resources. Since then, ongoing engagement has been integrated into regular governance: brownfields updates are provided at Jerome Town Council meetings, which are held monthly and encourage public participation through publicly posted agendas and minutes. To ensure transparent and inclusive communication specific to the grant, the Town will host a community-wide kickoff meeting, share updates via social media, and conduct pop-up outreach at local events to reach residents where they naturally gather. Additionally, site-specific public meetings will be held both before and after cleanup activities to discuss plans, address concerns, and ensure community safety throughout the process. This multifaceted engagement approach reflects Jerome’s commitment to honoring its historic, artistic, and community-driven character while collaboratively shaping the future of its brownfield sites.

*f. Project Involvement/g. Project Roles*

Organization	Mission	Point of contact	Specific Role
<b>Jerome Historical Society</b>	To collect, protect, preserve and present the unique physical, cultural and mining history of Jerome.	Scott Hudson, General Manager scott@jeromehistoricalsociety.com	Owns additional properties near the former Hotel Jerome and Town Hall. As a property owner, they will allow access for

			assessment, collaborate with the Town on revitalization and building reuse.
<b>Yavapai County Community Health Services</b>	County health department dedicated to protecting and promoting the health of county residents and the environment.	Leslie Horton, Director web.health@yavapaiaz.gov	Will assist with cleanup planning decision making to ensure health-related concerns are addressed community members.
<b>Local First Arizona</b>	Building fair, thriving, and inclusive Arizona economy by empowering local businesses and communities.	Kimber Lanning, Founder & CEO kimber@localfirstaz.com	Assist with additional grant identification and application support. Reuse decision making supporting community housing, water, utilities.
<b>Jerome Chamber of Commerce</b>	Focusing on promoting its unique historic mining town's vibrant community of shops, galleries, hotels, and restaurants, supporting local businesses through networking and visibility.	Angie Arndt, Chamber President Angie.jeromechamber@gmail.com	Business outreach, meeting announcements and information disseminations via chamber meetings and newsletter. Advocacy and supporting partner.
<b>Kraus-Anderson</b>	A private developer and construction company	Daniel Zimmermann Daniel.zimmermann@krausanderson.com	Will assist with community marketing to advance municipal initiatives and will submit bids for both the development and construction of the former Jerome Hotel.
<b>Center for Creative Land Recycling (CCLR)</b>	Educates, assists, and convenes stakeholders to revitalize communities through land recycling.	Elizabeth Richardson, Environmental Scientist elizabeth.richardson@cclr.org	Assist with reuse planning and community outreach.
<b>Northern Arizona Healthcare</b>	Non-profit health care system serving northern Arizona.	Larry Kushner, Chief Philanthropy Officer Web: <a href="https://www.nahealth.com/contact-us/">https://www.nahealth.com/contact-us/</a>	Is in discussions with the Town about establishing a rural health clinic in Jerome.
<b>Jerome Preservation Society</b>	Works collaboratively with the Jerome Historical Society to preserve Jerome's heritage through advocacy and education.	Izzy Sharif, Co-Founder admin@jeromepreservation.society.org	Coordinate individual volunteers, fundraising.
<b>Northern Arizona Council of Governments</b>	A nonprofit membership organization representing local governments in four northern Arizona counties.	Chris Fetzer Chris.fetzer@nacog.org	Assist with leveraging additional resources such as CDBG and USDA Rural Development loans for property reuse.
<b>ADEQ</b>	To protect and enhance public health and the environment in Arizona.	Travis Barnum, ADEQ Brownfields Coordinator barnum.travis@azdeq.gov	Participate in outreach events to illustrate the "bridge" between assessment and cleanup. Assist with cleanup decision making.

#### *h. Incorporating Community Input*

Jerome will develop a community involvement plan to identify specific stakeholder engagement opportunities from grant beginning to site redevelopment. In a town this size, word of mouth is one method for sharing information and gathering feedback, as residents often know each other personally and communicate regularly in informal settings. Community meetings are typically small and highly interactive, allowing for direct conversation and immediate feedback. Notices may be posted at local gathering spots such as the post office, general store, or town hall, and social media groups or local newsletters are also used to reach residents. Because of the close-knit nature of the community, input is often gathered quickly and decisions reflect a strong sense of local consensus.

Public outreach will begin with announcements in local newspapers, including the Verde Independent and Prescott Courier and posting on the Town's Facebook page: <https://www.facebook.com/townofjerome/>. Within six months of the award, the Town will host a public meeting announcing the grant, providing information about how local property owners and developers can benefit from the grant, and provide a grant schedule and plan. Additional meetings may be held alongside existing community gatherings such as chamber of commerce, council, and board meetings. Targeted outreach will include events for realtors and financial institutions, as well as pop-up engagement at local festivals, fairs, and farmers' markets. While in-person engagement is preferred, virtual options will be available to maximize participation. English is the primary language and translation services will be provided as needed. The Town grant manager will track public comments and work with the grant

team to incorporate feedback, and provide responses, ensuring community input is meaningfully integrated into decision-making.

**(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs:** Jerome is requesting \$1,000,000 to complete the following tasks. The town is not requesting funds for participant support costs, or subawards.

<b>Task 1: Programmatic</b>
<i>a. Project Implementation:</i> <b>EPA Funded:</b> Attend 2 EPA national brownfield conferences & 2 Arizona brownfields workshops for two staff, competitively procure (pursuant to 2 CFR 200) a Qualified Environmental Professional (QEP), ongoing project management (ACRES, quarterly reports (QRs)), annual federal financial reports (FFR), submittal of eligibility requests, drawdown requests in ASAP, contractor invoice payments. <b>Non-EPA Funded:</b> staff time to prepare work plan
<i>b. Anticipated Project Schedule:</i> Workplan completion upon notice of award of the cooperative agreement. Procurement and selection of QEP in Year (Y) 1, quarter (Q) 1 after securing cooperative agreement. QRs submitted by the 30 <sup>th</sup> (Jan, April, July, Oct) via ACRES; ongoing updates in ACRES ongoing, continuous project oversight, obtaining site access, and submitting site eligibility determination forms throughout the grant period.
<i>c. Task/Activity Lead:</i> Town with assistance from QEP.
<i>d. Outputs:</i> 1 QEP selected, 1 workplan, 20 QRs, ACRES updates, 4 FFRS and 1 final closeout report, attendance at 2 national conferences and 2 state workshops.
<b>Task 2: Outreach</b>
<i>a. Project Implementation:</i> <b>EPA Funded:</b> Grant kick-off meeting, conduct site-specific cleanup meetings, Capital Improvement Plan (CIP) development with QEP, stakeholder outreach. <b>Non-EPA funded:</b> None.
<i>b. Anticipated Project Schedule:</i> CIP in Y1 Q2, public kick off meeting in Y1, Q2-Q3, stakeholder meetings as needed, Jerome Hotel 1 <sup>st</sup> cleanup meeting Y2 Q1, 2 <sup>nd</sup> cleanup meeting in Y2 Q3-Q4.
<i>c. Task/Activity Lead:</i> Town with assistance from QEP.
<i>d. Outputs:</i> 1 CIP, 1 kick off meeting, at least 2 site-specific cleanup meetings, stakeholder meetings.
<b>Task 3: Assessment</b>
<i>a. Project Implementation:</i> <b>EPA funded:</b> Completion of QAPP, Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for EPA approval. Phase I ESAs conducted in accordance with All Appropriate Inquiry & ASTM E1527-21. Phase II ESAs conducted in accordance with ASTM E 1903-19. HBMS will be completed in accordance with National Emission Standard for Hazardous Air Pollutants (NESHAP), QEP oversight. <b>Non-EPA funded:</b> None.
<i>b. Anticipated Project Schedule:</i> 1 <sup>st</sup> Phase I ESA starts in Y1, Q2-Q3, other Phase I ESAs as sites are selected. Anticipated schedule is 2 in 1 <sup>st</sup> year, 3 in 2 <sup>nd</sup> year, 3 in 3 <sup>rd</sup> year. QAPP submitted to EPA in Y1 Q2-Q3. Town Hall HBMS SAP/HASP for submittal to EPA in Y1 Q3-Q4. Field activities will begin within one month of EPA SAP approval. Assessments on other sites following approval will commence throughout the grant period. Anticipate 1 HBMS in Years 1, 2, and 3, and 1 subsurface Phase II ESA in Y3-4. Even though this is a 5 year grant, the Town plans to complete assessments in years 1-4 to ensure time for cleanup and reuse activities.
<i>c. Task/Activity Lead:</i> QEP with Town oversight.
<i>d. Outputs:</i> 8 Phase I ESA reports, 5 SAPs with HASPs, 1 Phase II ESA reports, 4 HBMS reports, 1 QAPP.
<b>Task 4: Cleanup &amp; Reuse Planning</b>
<i>a. Project Implementation:</i> <b>EPA Funded: Cleanup:</b> For the Jerome Hotel: ABCA and bid specification development, contractor selection, monitoring of federal requirements (Davis Bacon, BABA). Specific cleanup tasks include lead-based paint removal. The Town will evaluate remedial actions on cost, suitable implementation strategies, feasibility, and effectiveness in protection of human health and environment. Cleanup will be conducted with QEP oversight and a final report will be written. Other sites will be selected for cleanup following the results of Phase II ESA/HBMS. For all sites selected for cleanup, the same procedures will be implemented as planned for the Jerome Hotel. For specific sites and contaminants, the Town may choose to enter into ADEQ’s Voluntary Cleanup Program for regulatory oversight. Implementation includes Town staff time for QEP oversight. <b>Reuse Planning:</b> Area-wide plan for downtown where Jerome Hotel and Town Hall are located. Conceptual design and reuse plan will be completed for the Jerome Hotel and top floor of Town Hall for health clinic. Two infrastructure evaluations will be completed. Implementation includes staff time for QEP oversight and project coordination. <b>Non-EPA funded:</b> None.
<i>b. Anticipated Project Schedule:</i> <b>Cleanup:</b> ABCA and bid specifications will be developed for Jerome Hotel in Y1 Q3-Q4. Jerome Hotel project will be let to bid in Y2 Q1-Q2. Cleanup completed in Y2 Q2-Q4. Additional cleanup activities will be completed after Phase II/HBMS completion, estimated to be in years 2-5 of the grant.

**Reuse Planning:** Jerome Hotel reuse plan and infrastructure evaluation will begin in Y1 Q3. Area-wide plan activities Y2-Y4. Additional infrastructure evaluation Y3-Y5.

*c. Task/Activity Lead:* Town with QEP assistance.

*d. Outputs: Cleanup:* 2 ABCAs, 1 contractor selected per cleanup site, 2 completed cleanups and final reports.  
**Reuse Planning:** 1 area-wide plan, 2 infrastructure evaluations, 1 reuse plan.

**e. Cost Estimates**

The Town of Jerome is applying for a \$1,000,000 brownfields multipurpose grant for assessment, cleanup, and reuse planning activities. This grant will not use participant support costs or subawards. Jerome is not requesting funds for indirect costs.

**Over 82% of funding (\$829,500) is allocated for site-specific tasks** including assessment, cleanup, and reuse planning at specific sites (area-wide plan cost not included). **This includes 44% (444,000) of total grant funding for remediation** (in construction and other under Task 4). Additionally, 20% (\$200,000) of funds will be spent on reuse planning.

Budget Categories		Project Tasks (\$)					Total
		Task 1: Prog.	Task 2: Outreach	Task 3: Assessment	Task 4: Cleanup & Reuse Planning	Administrative	
Direct Costs	Personnel	\$9,000	\$1,200	-	\$6,750	\$3,600	\$20,550
	Fringe	\$2,520	\$336	-	\$1,890	\$1,008	\$5,754
	Travel	\$10,872	-	-	-	-	\$10,872
	Contractual	\$37,500	\$29,250	\$117,000	\$268,500	-	\$452,250
	Construction	-	-	-	\$444,000	-	\$444,000
	Other	\$1,600	-	-	\$64,974	-	\$66,574
Total Direct Costs		\$61,492	\$30,786	\$117,000	\$786,114	\$4,608	\$1,000,000
Indirect Costs		-	-	-	-	-	-
<b>Total Budget</b>		<b>\$61,492</b>	<b>\$30,786</b>	<b>\$117,000</b>	<b>\$786,114</b>	<b>\$4,608</b>	<b>\$1,000,000</b>

**Task 1 – Programmatic Activities \$61,492:**

- **Personnel:** 300 hours (averaged at 60/year) @ average rate of \$30/hour = **\$9,000** for performance reporting, coordination with EPA, QEP procurement
- **Fringe:** Calculated at 28% of personnel = **\$2,520**
- **Travel:** 2 National Brownfields Conferences for 2 Town staff: \$2,400 flights (\$600/flight x 2 conferences x 2 staff), \$5,000 hotel (\$250 x 3 nights per national conference x 2 national conferences x 2 staff = \$3,000 PLUS \$250 x 2 nights per Arizona workshop x 2 workshops x 2 staff = \$2,000), \$1,632 per diem (\$68 [federal per diem meal rate] x 4 days per national conference x 2 national conferences x 2 staff = \$1,088 PLUS \$68 x 2 days per Arizona workshop x 2 workshops x 2 staff = \$544), \$1,840 misc. transportation (\$200 for transportation one way to and from airport and hotel x 2 national conference plus 600 miles roundtrip per Arizona workshop x 2 workshops at \$0.70/mi) = **\$10,872**
- **Contractual:** QEP for assistance with programmatic reporting, monthly status meetings throughout life of grant @ average rate of \$150/hour x 250 hours = **\$37,500**
- **Other:** National conference registrations @ \$400/registration per national conference x 2 attendees x 2 conferences = \$1,600

**Task 2 –Community Outreach \$30,786:**

- **Personnel:** 40 hours @ average rate of \$30/hour = **\$1,200** to plan and attend community engagement activities, QEP oversight
- **Fringe:** Calculated at 28% of personnel = **\$336**
- **Contractual:** CIP = 20 hours @ \$150/hr = \$3,000 PLUS QEP for public meetings related to cleanup at each site, developing presentation materials, meeting attendance. Pre-cleanup and post-cleanup meetings for each site. \$150/hour x 175 hours = \$26,250. Hours for QEP are high due to travel time from Phoenix or Flagstaff, the closest cities with QEP firms. Total = **\$29,250**

**Task 3 – Site Assessments \$117,000:**

- **Contractual:** 8 Phase I ESAs @ \$5,000 each = \$40,000 \* 1 HMBS for Town Hall @ \$30,000, 1 Phase II ESA @ \$16,000 each, 3 HBMS @ \$8,000 = \$24,000 \* 1 QAPP: \$7,000. Costs were estimated from last grant costs and consultant estimates.

**Task 4 – Cleanup & Reuse Planning \$786,114:**

- **Personnel:** 225 hours @ \$30/hour = **\$6,750** for QEP oversight, cleanup planning, reuse planning involvement.

- **Fringe:** Calculated at 28% of personnel = **\$1,890**
- **Contractual: \$268,500**
  - **Cleanup:** 2 ABCAs @ \$5,000 each = \$10,000, QEP bid spec development, oversight for Jerome Hotel cleanup = \$46,500 (\$1,000/day x 20 days = \$20,000, \$1,233/TCLP sample x 15 = \$18,500 (rounded), Lodging & per diem \$300/day x 20 days = \$6,000, vehicle \$100/day x 20 days = \$2,000), final cleanup report = \$12,000. Total = **\$68,500**. Costs estimated based on ADEQ assessment for Jerome Hotel, last grant costs, and consultant estimates.
  - **Reuse Planning:** 1 area-wide plan for downtown Jerome = \$100,000, 2 infrastructure evaluations at \$25,000 each = \$50,000, 1 reuse plan for Jerome Hotel = \$50,000. Total = **\$200,000**. Costs are based on EPA Brownfields Planning Fact Sheets (<https://www.epa.gov/brownfields/eligible-planning-activities>).
- **Construction:** ADEQ abatement contractor estimate for lead abatement for Jerome Hotel = \$370,000 (includes mobilization, abatement, and disposal). 20% contingency = \$74,000. Total = **\$444,000**
- **Other:** The Town is designating grant funds toward cleanup of other sites that have not yet been selected = **\$64,974** (Note the odd number is due to overall budget calculation estimates and rounding).

**Administrative Costs \$4,608:** Administrative costs are calculated for work plan modification, financial reporting, disbursement requests, invoice payment and tracking. Calculated at \$30/hr x 120 hrs = \$3,600. Fringe @ 28% = \$1,008. Total: \$4,608. Administrative costs are below the 5% maximum allowed.

#### **f. Plan to Measure and Evaluate Environmental Progress and Results:**

The grant manager will conduct monthly reviews to ensure activities align with the approved work plan and that key outputs, as milestones, remain on schedule. Progress will be tracked using an Excel spreadsheet, and any delays or issues will be addressed promptly through corrective actions. The Town will document and monitor all activities. Measures of success will include the number of community engagement activities; environmental assessments initiated and completed, an EPA-approved QAPP and updates; cleanup plans and/or ABCAs developed; properties with cleanup activities; properties advancing toward redevelopment; cleanup and redevelopment dollars leveraged; housing units created; and jobs created or supported. Because the scope and cost of Phase II ESAs depend on Phase I findings, these metrics will be tracked accordingly.

For each parcel deemed eligible and supported by EPA funds, a site-specific property profile will be entered into EPA's ACRES database. Quarterly progress reports will be submitted to the EPA Region 9 Project Officer through ACRES within 30 days of the end of each reporting period. Reports will summarize work plan updates, progress toward grant objectives, task status, milestones, and schedules, site identification, cleanup and redevelopment activities, expense summaries by category, and leveraged funding. Electronic copies of all completed Phase I and Phase II ESAs, cleanup plans, ABCAs, cleanup reports, and redevelopment plans will be emailed to the EPA Project Officer within one week of completion.

#### **(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **Programmatic Capability**

##### *a. Organizational Capacity b. Structure c. Description of Key Staff:*

Under its Council-Manager form of government, the Town of Jerome has the organizational capacity and governance framework necessary to manage an EPA Multipurpose Grant effectively. The Town operates with an annual budget of \$3,016,445 and successfully administers over \$1 million in federal funding annually, along with nearly \$2 million in state and local funding. The Town is governed by a five-member elected Council, which provides policy direction and oversight. The Council selects the Mayor and appoints a Town Manager, who also serves as the Town Clerk. The current Town Manager, Brett Klein, is responsible for day-to-day administration, including staff supervision, budget preparation, grant management, public relations, and implementation of Council policies. To ensure compliance with all technical, administrative, and financial requirements of the grant, the Town Manager will lead a coordinated approach that includes the tasks below. This structure ensures accountability, transparency, and the successful completion of all grant obligations within required timelines.

**Centralized Oversight:** The Town Manager will serve as the primary authority for grant administration, ensuring alignment with Council directives and regulatory requirements.

**Financial Management:** The Town's Finance Department will provide rigorous financial tracking and reporting to ensure timely and accurate expenditure of funds. The Town uses an outside firm for annual financial audits.

**Specialized Oversight:** Boards and commissions such as the Planning & Zoning Commission, Design Review Board, and Board of Adjustment will provide technical review and guidance for specific project components.

**Internal Controls and Reporting:** Established procedures for procurement, expenditure approval, and compliance monitoring will be applied, supported by regular progress reports to the Council.

**Brett Klein**, Town Manager/Clerk, will oversee the entirety of the grant. He will provide status reports to the Town Council during the monthly Council meetings. Brett brings 18 years of municipal management experience as a Chief Administrative Officer, CEO, or Economic Development Manager/Department Head in Wisconsin, Iowa, and Arizona. He has managed approximately 100 grants and is currently overseeing seven ongoing grants totaling over \$10 million from federal, state, local, and foundation sources. Brett holds a Master of Public Administration from DePaul University, is a Certified Public Manager (University of Wisconsin Madison), and has served on the Board of Directors of Regional Planning Commissions. **Kristen Muenz**, Finance Director and Deputy Clerk, will support the financial management of the grant documenting federal funding drawdowns. Ms. Muenz graduated magna cum laude from Baker College of Flint, Michigan, an affiliated institution of the University of Michigan, and holds an Associate's degree in Accounting and Business Management. Ms. Muenz began her professional career in banking in 2015 with AmTrust Bank in Sedona, Arizona (now Flagstar Bank), where she advanced rapidly to Assistant Branch Manager. She later served as a Personal Banker III, with responsibilities that included opening personal and business accounts and processing auto, personal, and home equity line of credit (HELOC) loans. In 2019, Ms. Muenz joined the Town of Jerome, where she initially oversaw the fiscal resiliency of the Town's Utilities Department. As her expertise and leadership expanded, she was promoted to her current role as Finance Director and Deputy Clerk, where she manages municipal financial operations and supports the Town's administrative functions. Kristen and Brett will be assisted by **William Blodgett** who will be responsible for the day-to-day grant management tasks. William is the Town's Archaeologist/Planning Director and has 19 years of archaeological field experience, including project management and technical oversight. He has worked extensively in California and Arizona, managing field crews and ensuring compliance with regulatory and reporting requirements. This skill set provides him the knowledge to help the Town meet its grant goals while meeting the cooperative agreement terms and conditions and follow the EPA approved work plan. William has been with the Town of Jerome for 4 years. **Michelle Shariff** will work with Kristen's oversight and lead financial reporting and grant financial oversight. Michelle is the Accounting Clerk/Administrative Specialist for the Town, with 12 years of experience in accounting, reconciliation, accounts payable/receivable, contract review, and budgeting. She has 2 years of experience with the Town and assists with management, monitoring, and tracking of ongoing grants, including enforcement of financial policies and preparation for audits. Michelle has access to Sam.gov and manages the Town's grants.gov account.

*d. Acquiring Additional Resources:*

All procurement procedures are governed by the Arizona Revised Statutes which are regulated by the State Legislature and monitored by the Arizona Auditor General. The Town of Jerome purchasing procedures and policies are written in accordance with both state agencies' direction and have been adopted by the Town Council. They are in full compliance with federal requirements under 2 CFR §200. This process is regularly used to solicit proposals and bids for Town projects and ensures transparency and fairness. All bid opportunities are publicly posted on the Town's website at <https://jerome.az.gov/bids-rfps-and-auctions>. Jerome will follow EPA 560-F-24-204, dated December 2025, *Brownfields Grants: Guidance on Competitively Procuring a Contractor*. To strengthen local economic impact and community representation, the Town encourages the use of local subcontractors during the solicitation process. This approach will be applied when selecting a QEP and cleanup contractors to complete grant activities. In addition to formal procurement, the Town will leverage support from community partners identified in Section 2e and utilize services provided by the Technical Assistance to Brownfields (TAB) program as needed.

**Past Performance and Accomplishments**

*f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements*

(1) Purpose and Accomplishments:

The Town of Jerome has a proven track record of successfully managing state and federal grants. Three recent examples are provided below.

<b>Funding Agency/Fund Type</b>	<b>Amount</b>	<b>Description</b>
Water Infrastructure Finance Authority of Arizona (WIFA) Water Conservation Grant Fund	\$205,699.64	Grant period: July 6, 2022 – June 30, 2026. This WIFA loan was executed in April 2025 with the project expected to be completed in June of 2026. It was for the installation of smart water meters throughout Jerome. Monthly reporting and a final report are required.
WIFA Water Supply Development Revolving Fund	\$1,551,043	This grant, awarded in October 2024, is for the Verde Central & Deception Waterline Conservation and Efficiency Replacements to address outdated and deteriorating infrastructure. In whole, Jerome’s water system is losing 30% of its water to old pipes and leaking systems. This grant includes \$130,700 for design and engineering, \$1,237,481 for construction and installation, \$174,817 for project management, and \$8,045 for administration. Similar to a brownfields multipurpose grant, Jerome must track its budget according to the budget categories and includes program management and construction activities. Reporting is required when Jerome submits reimbursement requests. The project is on schedule and construction is expected to begin in March 2026. Reporting is required when grant reimbursements are requested.
Arizona Department of Housing Community Development Block Grant	\$436,000	This grant, awarded in March 2025, is for water line improvements to Deception Lane as a continuation of a multi-phase waterline improvement project. The project includes installation of approximately 1,500 linear feet of PVC waterline that will replace the existing water lines to change the path of the water lines that serve Deception Lane. Fire hydrants will be installed as well as a new regulator station. Regrading and drainage are part of the restoration. This project is subject to Davis-Bacon wages and monitoring. Using its standard procurement process, a request for bids was issued in December 2025. The request was published on the Town’s website and in the Verde Independent and Prescott Courier. To date the accomplishments include starting the bid solicitation process including publishing the request for bids and holding the pre-bid meeting on January 8, 2026. Bids are due January 29, 2026

(2) Compliance with Grant Requirements:

<b>Funding Agency/Fund Type</b>	<b>Compliance</b>
Water Infrastructure Finance Authority of Arizona (WIFA) Water Conservation Grant Fund	The Town has completed monthly reporting and is on track to complete the project in June.
WIFA Water Supply Development Revolving Fund	Jerome is in compliance with the grant and reporting requirements.
Arizona Department of Housing Community Development Block Grant	The Town has complied with the grant requirements. Quarterly reports have been completed and submitted on time. The Town is making progress toward the goal of the grant and staying on schedule. The request for bids was issued, and a contractor will be selected in February 2026. The schedule is on track to complete the construction work before the hottest days of summer.

## **Multipurpose Grant Threshold Criteria Jerome, Arizona**

**(1) Applicant Eligibility**

- a. Jerome is an incorporated town and affirms it is eligible for funding.
- b. Jerome is not exempt from Federal taxation under section 501(c)(4) of the IRC.

**(2) Community Involvement**

The Town of Jerome will use its normal means of engaging its residents in the brownfields project and decision making. The community involvement plan will identify specific stakeholder engagement opportunities from grant beginning to site redevelopment. In a town our size, word of mouth is one method for sharing information and gathering feedback, as residents often know each other personally and communicate regularly in informal settings. Community meetings are typically small and highly interactive, allowing for direct conversation and immediate feedback. Notices may be posted at local gathering spots such as the post office, general store, or town hall, and social media groups or local newsletters are also used to reach residents. Because of the close-knit nature of the community, input is often gathered quickly and decisions reflect a strong sense of local consensus.

Public outreach will begin with announcements in local newspapers, including the Verde Independent and Prescott Courier and posting on the Town’s Facebook page: <https://www.facebook.com/townofjerome/>. Within six months of the award, the Town will host a public meeting announcing the grant, providing information about how local property owners and developers can benefit from the grant, and provide a grant schedule and plan. Additional meetings maybe held alongside existing community gatherings such as chamber of commerce, council, and board meetings. Targeted outreach will include events for realtors and financial institutions, as well as pop-up engagement at local festivals, fairs, and farmers’ markets. While in-person engagement is preferred, virtual options will be available to maximize participation. The Town grant manager will track public comments and work with the grant team to incorporate feedback, and provide responses, ensuring community input is meaningfully integrated into decision-making.

**(3) Target Area**

The target area is the geographic boundary of the Town of Jerome

**(4) Affirmation of Brownfield Site Ownership**

The Town of Jerome owns the Jerome Hotel (500-502 Main Street) and Town Hall (600 Clark Street). Jerome affirms that each site meets the CERCLA 101(39) definition of a brownfield and:

- a) is not listed or proposed for listing on the National Priorities List;
- b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) not subject to the jurisdiction, custody, or control of the US government.

<b>(5) Use of Grant Funds</b>	<ul style="list-style-type: none"> <li>• Complete at least one Phase II Environmental Site Assessment. <span style="float: right;">Page 8</span></li> <li>• Remediate at least one site. <span style="float: right;">Page 8</span></li> <li>• Develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site. <span style="float: right;">Page 8</span></li> </ul>
<b>(6) Expenditure of Existing Grant Funds</b>	Not Applicable – Jerome does not have an open EPA brownfields grant.
<b>(7) Contractors and Named Subrecipients</b>	Not Applicable